



## Town of Pagosa Springs Historic Preservation Board Regular Meeting Minutes

Wednesday, November 13, 2013 @ 5:15p.m.

in Town Hall Small Conference Room Located at 551 Hot Springs Blvd  
Pagosa Springs, Colorado

---

- I. **Call to Order / Roll Call-** The meeting was called to order at 5:15 pm by Acting Chair Wendy Sutton. Members Andre Redstone and Peggy Bergon were present. Also present was Town Planning Department Director James Dickhoff, Permit Tech/Associate Planner Margaret Gallegos, and architect Brad Ash. Member Chrissy Karas was absent.
- II. **Approval of Minutes:**  
Motion made by Member Redstone, seconded by Member Bergon and unanimously carried to approve the October 9, 10 & 16, 2013 HPB meeting minutes as presented.
- III. **Sign Review:** NA.
- IV. **Landmark Designations:** NA
- V. **Alteration Certificate Review:**  
A. 480 Lewis Street Alteration Certificate Application Revisions - The property owner/applicant at 480 Lewis Street (Devore House) submitted a few revisions to what was previously approved by the HPB on October 16, 2013. The property owner, Bryson Richardson, came across some issues while beginning construction and submitted the following revisions to the plans previously approved by the historical board. In finalizing the layout of the interior rooms, the owner realized that some of the windows did not fit the interior layout and that we did not have proper egress required by code. Brad Ash, on behalf of the owner, presented the following window changes and new elevation plans:

### Window Changes:

#### South Elevation

1. Remove one window (left) from the second floor and change the remaining window to a size 2-8 x 5-2 to achieve egress. The removal of the second window is to reduce noise and will increase overall heating efficiency and privacy.

#### East Elevation

1. Increase size of front left window from 3-0 x 5-0 to a 2-8 x 5-2 to meet egress
2. Change size of the two middle windows to match size of the first window in this elevation mulled together side by side also to meet egress
3. Change size of the far right window down from a 3-0 x 5-0 to a 2-11 x 2-11 to accommodate interior counter height

#### All Elevations

Small wooden louvered venting on all dormers near roof line to accommodate insulation of attic space. Body and trim of vents to be painted white to match all other trim on building.

The Board discussed the siding material, venting and roof material. Ash clarified that the siding material will be 4" lap with a "wood grain" appearance and the drawings include the window framing based on the siding. The Board suggested that the venting style be circular rather than

square to represent the Victorian style of the residence. The Board reiterated, as outlined in the October 16, 2013 meeting minutes, that should the owner decide to change the color of the roof an application must be submitted to the Board for its review and approval.

**Motion made by Member Redstone, seconded by Member Bergon and unanimously carried to approve the Alteration Certificate Application revisions as presented and includes the window changes for 480 Lewis Street.**

**VI. Tax Credit Review: NA.**

**VII. Project Review: NA.**

**VIII. Decision Items: NA**

**IX. Discussion Items:**

A. Soliciting New HPB members – suggestions included 1) one-on-one contacts by the Board members with interested individuals; 2) an ad placed in the Pagosa SUN; 3) an article placed in the Pagosa SUN by Member Bergon; and 4) presentations to local groups such as Rotary, Realty Association, Chamber and the Town's Tourism Committee (TTC). The Board requested that Staff present past news releases for its review and modifications may be made prior to publication.

B. Developing Historical contextual basis for District – In addition to the items noted above, the Board proposed two work sessions for November 20 and December 4 to work on the the Historical contextual and general presentation for the public. The Board thanked Member Sutton for her experience and assistance and requested that she provide some history and suggested eligibility criteria prior to leaving the Board. The Board will also look into resources such as Downtown Colorado, Inc. (DCI), Colorado Preservation, Inc (CPI), and Saving Places. It was also suggested that the Board or a Member attend the next CPI conference for information and networking contacts.

**X. Reports and Comments:**

A. Planning Director Report – Dickhoff provided the Board with the following written report:

- Building/Planning Permit Tech- We have filled the Permit Tech / Associate Planner position. We have hired Margaret Gallegos. Margaret brings much experience with computer programs, code enforcement and staffing boards.
- 8<sup>th</sup> Street Sidewalk- The project is in progress. It was scheduled to be completed by October 31, 2013 Due to the unexpected rainy weather there have been some delays and expect to be finish within the coming weeks.
- 6<sup>th</sup> Street River Walk Extension Project- The signed contracts were received on September 30, 2013. After discussions with the contractor, Ross Lewis, and Davis Engineering, the project will begin spring 2014 with no more than a 5% projected cost increase to the existing contract which was awarded at \$109,008.80.
- 8<sup>th</sup> Street/HWY 160 Lighted Intersection- CDOT has been actively working on adjusting the timing of the light at 8<sup>th</sup> Street. In addition to this they have installed left turn signal

from northbound 8th Street turning west bound. We have noticed some timing issues that are still ongoing and are in communication with CDOT on a regular basis to ensure the best case scenario for all of those involved.

- McCabe Creek Upstream- CDOT has responded to the Planning Departments request to repair the McCabe Creek inlet structure on the north side of Hwy 160. CDOT crews were onsite for a couple of weeks reinforcing the underside of HWY 160 with a new inlet structure as well as replacing sidewalk. This work is now complete and pedestrian crossing improvements are in place until the permanent replacement is completed.
- McCabe Creek Bridge update- Town staff recently participated in a Preliminary Design meeting for the McCabe Creek culvert replacement project. As previously reported, CDOT has determined that the existing culverts will need to be replaced with a 50' long bridge. CDOT will design the new bridge structure to accommodate a future under hwy Pedestrian route.
- One of the major discussions during the prelim-design meeting was how to detour traffic on Hwy 160 to accommodate the full closure of the Hwy, which will substantially reduce the costs of construction if the project does not have to occur in two phases. A detour is being considered from Hwy 160 to S. 5th street to the San Juan Alley to S. 6th Street then back to the Hwy. CDOT is preparing a truck turning radius plan to look at the feasibility of this detour idea and the additional temporary easements needed to accommodate such a scenario. The project is still planned during 2015. The Town should hear by Mid-December regarding the status of our GOCO property acquisition grant.
- Majestic Drive- The initial Right of Way plan comments have been received from CDOT for preparing to initiate the Uniform Act process for acquiring temporary easements for adjoining property owners. Davis Engineering is working through the comments to obtain final Right of Way plan approval so that we may begin Uniform Act negotiations for the necessary easements.
- Piedra Street improvement Engineering RFP- Through a competitive bidding process the town has selected Davis Engineering as the engineer for a Piedra Street reconstruction, between S. 8th Street to the old Durango Road at 10th Street. It is anticipated that engineering will be complete by December 31, 2013. Construction may occur as early as 2014.
- Reservoir Hill Gazebo- At this time, Staff is working with JR Ford and the Bass Family to fully understand the scope and cost of the project as a whole. Staff has engaged Interface Architecture to provide structural Foundation plans for the gazebo. At this time, bids received for the foundation and re-assembling the structure range from \$37,000 - \$39,000.
- GOCO Paths To Parks Concept Paper- Notice was received on October 11, 2013 that the Town was not granted the opportunity to move forward to final grant application. Specific areas noted were lack of shovel readiness and the fact that the town does not already possess easements for the necessary properties.

**B. Next Scheduled Town Meetings -**

- **Town Council:**  
Regular Meeting - Thursday, November 21, 2013 at noon  
Regular Meeting - Tuesday, December 3, 2013 at 5:00pm.
- **Planning Commission:**  
Regular Meeting - Tuesday, November 19, 2013 at 5:15pm in Town Hall.  
Regular Meeting - Tuesday, December 10, 2013 at 5:15pm in Town Hall.
- **Historic Preservation Board:**  
Regular Meeting-Wednesday, December 11, 2013 at 5:15pm in Town Hall.

**XI. Adjournment:** Motion duly made, the meeting adjourned at 6:34 PM.

  
By: \_\_\_\_\_, HPB Chair